



# Streetsbrook Road, Shirley

## Offers Around £415,000

- DRIVEWAY
- DINING ROOM
- KITCHEN
- THREE BEDROOMS
- UTILITY & GARAGE
- PORCH & HALLWAY
- LOUNGE
- GUEST WC
- BATHROOM
- REAR GARDEN

Streetsbrook Road leads directly from Solihull Town Centre and is conveniently located for the local amenities of both Shirley and Solihull.

We are advised that the property is situated within the catchment area of Langley School which can be found in nearby St Bernards Road. On the main Stratford Road, you will also find Our Lady of the Wayside Roman Catholic Junior and Infant School and in Solihull on Whitefields Road is St Peter's Roman Catholic Senior School. All education facilities are subject to confirmation from the Education Department.

The main shopping centre in Shirley offers a wide choice of Supermarkets, convenience and speciality stores, restaurants and hostelrys and there are frequent bus services running along Streetsbrook Road into Solihull Town Centre – boasting the vibrant and modern Touchwood Centre offering shopping facilities and evening entertainments. Shirley has its own train station in Haslucks Green Road, providing a train service to Birmingham City Centre and Stratford upon Avon.

Off the main Stratford Road leads Marshall Lake Road boasting the Retail Park and further down the A34 one will find the Cranmore, Widney, Monkspath and Solihull Business Parks and on to Blythe Valley Business Park which can be found at the junction with the M42 motorway, providing access to the Midland Motorway Network. A short drive down the M42 to Junction Six, you will find Birmingham International Airport and Rail Station.

An ideal location for this traditional semi detached house set well back from the road via a deep front driveway which leads in turn to double glazed double doors opening directly to the

### **PORCH**

Having entrance door opening to

### **HALLWAY**

Having ceiling light point, central heating radiator, stairs rising to first floor landing and doors off to the kitchen and

### **DINING ROOM**

**14'7" max x 9'7" (4.45m max x 2.92m)**



Having double glazed sliding door to rear garden, ceiling light point, central heating radiator, coved cornicing to ceiling and opening to

### **LOUNGE**

**14'4" into bay x 12'4" (4.37m into bay x 3.76m)**



Having double glazed bay window to front aspect, ceiling light point, central heating radiator, gas fire and coved cornicing to ceiling

### **KITCHEN**

**9'7" max x 8'4" max (2.92m max x 2.54m max)**



Having double glazed window to rear aspect, a range of fitted units, roll top work surface incorporating one and a half bowl stainless steel sink and drainer, four ring gas hob with extractor over, electric double oven, ceiling light point, central heating radiator and door to

### **GARAGE/UTILITY SPACE**

**27'11" x 8'10" (8.51m x 2.69m)**

Having up and over door to the front driveway, double glazed window and door to rear garden, ceiling light points, wall mounted gas central heating boiler, a range of wall and base units, stainless steel sink and drainer, space and plumbing for washing machine, space for tumble dryer and fridge freezer, opening to storage area and door to

### **GUEST WC**

Having low level wc

### **FIRST FLOOR LANDING**

Having double glazed window to side elevation, ceiling light point, loft access and doors off to the three bedrooms and bathroom

### BEDROOM ONE

12'0" into bay x 9'0" to wardrobe front (3.66m into bay x 2.74m to wardrobe front)



Having double glazed bay window to front elevation, ceiling light point, central heating radiator and built in wardrobes with sliding mirror doors

### BEDROOM TWO

11'0" x 10'5" (3.35m x 3.18m)



Having double glazed window to rear elevation, ceiling light point and central heating radiator

### BEDROOM THREE

8'10" x 7'6" (2.69m x 2.29m)

Having double glazed window to front elevation, ceiling light point and central heating radiator

### BATHROOM



Having double glazed windows to rear and side elevations, bath with mixer tap and thermostatic shower over with glazed screen, pedestal wash hand basin, low level wc, tiled walls, recessed lights and chrome heated towel rail

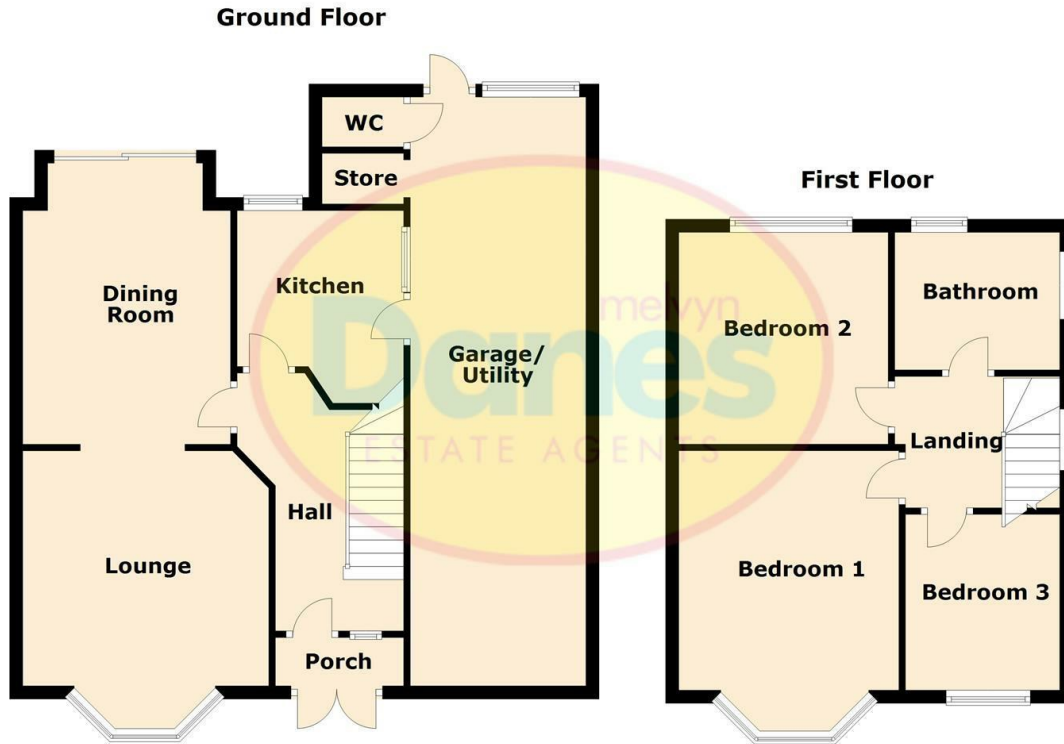
### REAR GARDEN



Having paved area with the rest laid mainly to lawn with mature trees, plants and shrubs

## FLOOR PLAN

Please note that all measurements and floor plans are approximate and quoted for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on and do not form part of any contract.



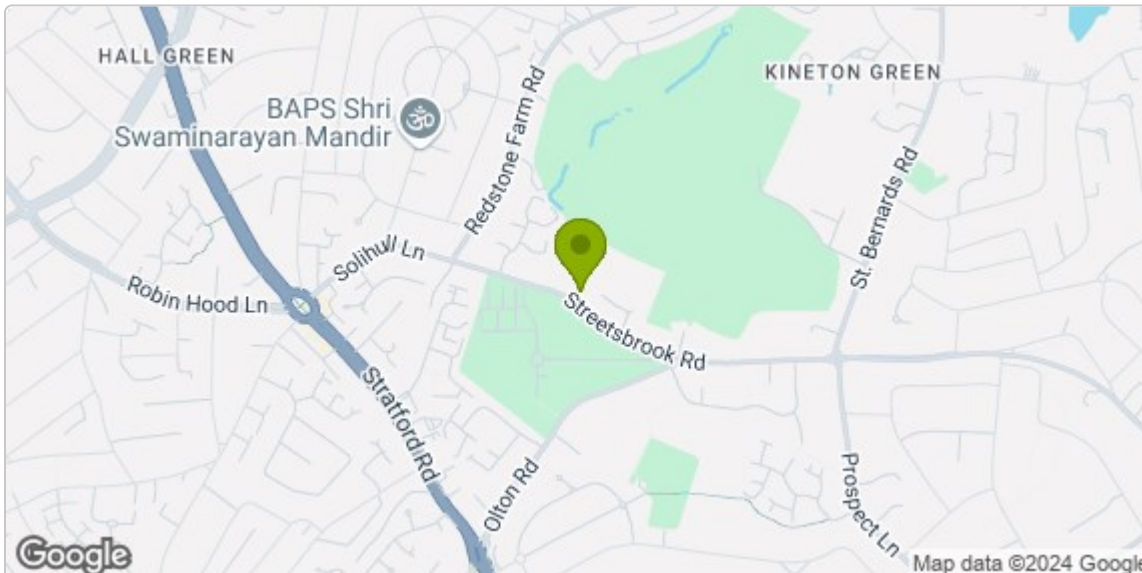
**TENURE:** We are advised that the property is Freehold

**COUNCIL TAX BAND:** D

**VIEWING:** By appointment only with the office on the number below.

**CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008:** These particulars are for general guidance only and are based on information supplied and approved by the seller. Complete accuracy cannot be guaranteed and may be subject to errors and/or omissions. They do not constitute representations of fact or form part of any offer or contract. Any Prospective Purchaser should obtain verification of all legal and factual matters and information from their Solicitor, Licensed Conveyancer or Surveyors as appropriate. The agent has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. Photographs are provided for illustrative purposes only and the items shown in these are not necessarily included in the sale, unless specifically stated. The agent has not tested any apparatus, equipment, fixtures, fittings or services mentioned and do not by these Particulars or otherwise verify or warrant that they are in working order.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



**Full Postal Address:**  
59 Streetsbrook Road Shirley  
Solihull B90 3PD

**Council Tax Band:** D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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